

PLANS EXAMINER III

Class Definition

Under general supervision, performs subprofessional combination plan review and structural engineering review of complex single family dwellings, or plan review of electrical or plumbing systems, in the field or office, relating to the design and construction of complex private or public commercial and industrial structures.

Distinguishing Characteristics

Plans Examiner III is an advanced working/lead level class assigned to Building and Safety Services in the Development Department. Incumbents perform subprofessional combination plan review and structural engineering review of complex frame single-family dwellings and commercial interiors and alterations, **OR** electrical or plumbing plan review related to fire, life, health, and safety requirements for commercial and industrial buildings. Incumbents may also provide lead direction to lower level employees engaged in the plan review process. This class is distinguished from Plans Examiner II in that the latter is the journey level class in which incumbents perform a full range of duties but do not have ongoing responsibility for providing lead direction to others.

Typical Tasks

(An incumbent may not be assigned all duties listed, nor do the examples cover all duties which may be assigned.)

Performs subprofessional combination plan review of nonstructural architectural, electrical, plumbing, and mechanical systems and plan review of structural elements of complex single-family plans and specifications for compliance with applicable codes and ordinances and accepted engineering principles and practices.

Performs subprofessional plan review of electrical or plumbing systems and specifications of complex buildings for compliance with life, fire, health, and safety requirements of applicable codes and ordinances and accepted design principles and construction practices.

Reviews and approves electrical or plumbing system plans of high-rise buildings, complex commercial and industrial buildings, multi-family dwellings, hotels and motels, and buildings with atriums, enclosed malls, smoke-removal systems and high-pile storage.

Performs subprofessional combination plan review for small commercial interior alterations per City policy.

May provide lead direction to lower level staff engaged in electrical, plumbing, or residential plan review.

May inspect projects for conformance and design during construction and at final acceptance.

Consults with architects, engineers, contractors and field inspection personnel on questionable fire, life, health, and safety systems, or single-family dwelling structural systems, to determine if proposed solutions are adequate.

Assists in the preparation of proposed policy statements and code change recommendations regarding architectural, electrical, or plumbing system requirements for fire, life, health, and safety provisions.

Prepares comprehensive reports and makes recommendations on architectural, electrical, or plumbing problems.

Maintains records of all plans and buildings evaluated, examined, and approved including time and cost records.

Performs related duties as required.

Knowledge, Abilities, and Skills

Considerable knowledge of architectural, electrical, or plumbing system requirements for fire, life, health, and safety principles and practices as related to the preparation and evaluation of plans and specifications for a variety of public and private construction.

Considerable knowledge of the principles and practices of architectural, electrical, plumbing, and mechanical engineering drafting.

Considerable knowledge of structural engineering principles related to the design of single family dwellings and commercial interiors and alterations.

Knowledge of applicable building codes, regulations, local ordinances, and state laws as related to residential occupancies and commercial and industrial buildings.

Ability to provide lead direction and training to lower level employees.

Ability to apply approved nonstructural architectural, electrical, or plumbing system requirements for fire, life, health, and safety methods and standards to the design, construction, and maintenance of a variety of construction projects.

Ability to prepare clear, concise, and comprehensive written materials.

Ability to speak clearly and concisely.

Ability to establish and maintain effective working relationships with those contacted in the performance of assigned duties.

Minimum Qualifications

Two years of experience equivalent to that gained as a Plans Examiner II with the City of Fresno; **OR** graduation from an accredited college or university with an Associate Degree in engineering, engineering technology, construction technology, inspection technology, architectural drafting, or related field, and two years of experience in design or construction of commercial and industrial buildings and multi-family dwellings; **OR** three years of experience in construction inspection of new commercial or industrial buildings and multi-family dwellings with the City of Fresno and ICBO certification as a Plans Examiner or Building Inspector for architectural specialty, or IAEE/ICBO certification as an Electrical Inspector for electrical specialty, or IAPMO/ICBO certification as a Plumbing Inspector for plumbing specialty.

Necessary Special Requirements

Possession of a valid California Driver's License may be required at time of appointment.

Recruitments may be limited to a specific area of expertise as required by operational needs. The specific areas of expertise are listed below:

1. Architectural
2. Electrical
3. Plumbing

APPROVED: _____
Director of Human Resources

DATE: _____

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